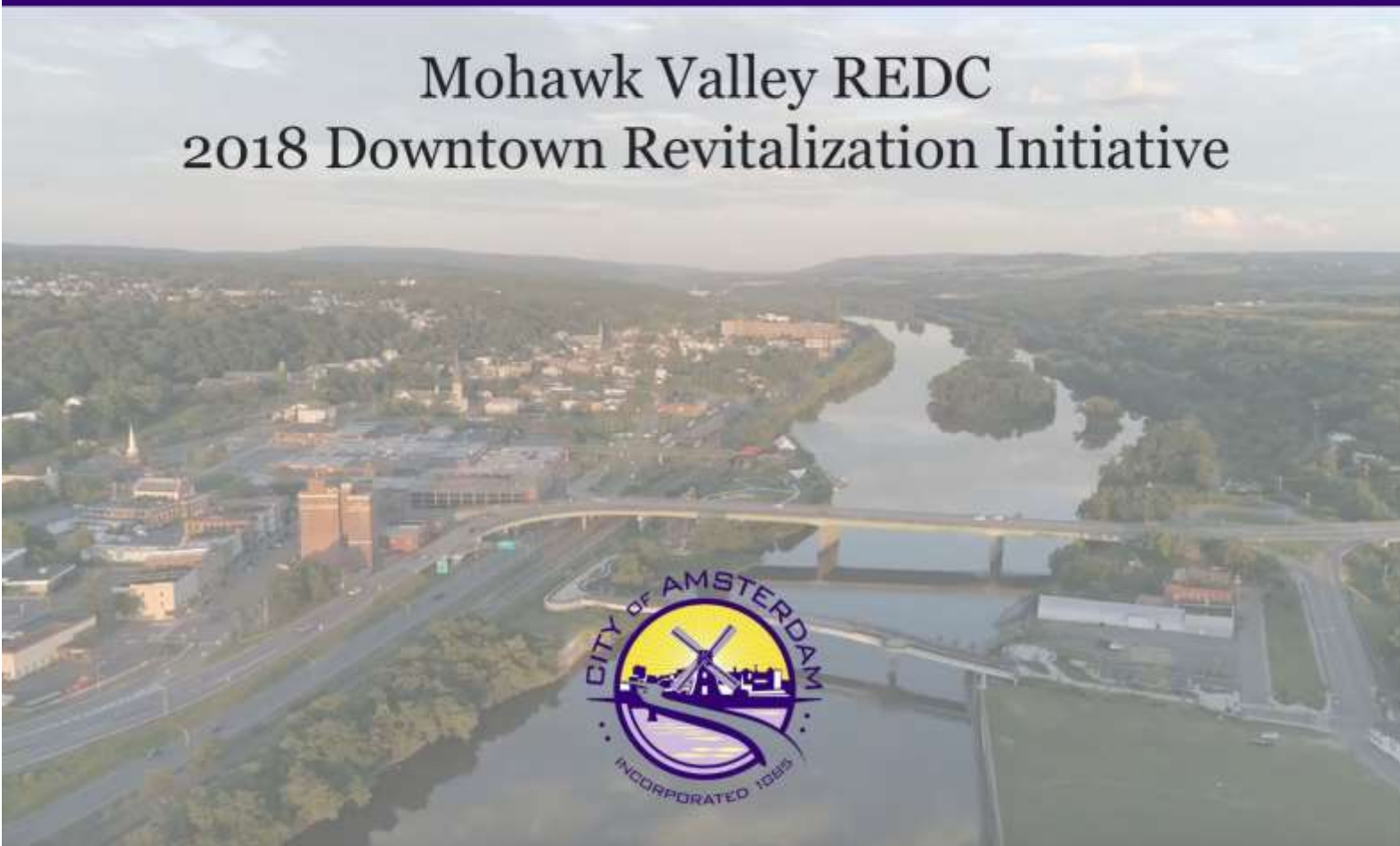




The City of Amsterdam "WELCOME HOME"

Mohawk Valley REDC
2018 Downtown Revitalization Initiative





**OFFICE OF THE MAYOR
CITY OF AMSTERDAM, NEW YORK**

**MICHAEL VILLA
MAYOR**

May 30, 2018

Please accept the City of Amsterdam's application for the 2018 NYS Downtown Revitalization Initiative: Round three funding. This application was developed through our strong partnership with the Montgomery County Business Development Center. It is through this partnership that we feel confident in fulfilling the goal and objectives of the Downtown Revitalization Initiative, which would lead to a brighter future for the City of Amsterdam.

I am fully aware that a single project cannot revitalize a downtown. That is why I am confident and encouraged by the interest, actions, and partnerships that continue to form from both public and private sector investments with the future of our City in mind.

We have the beginnings of what can be an extraordinary presence in NY State, for residents and businesses in terms of enhancing tourism within the downtown area. Outstanding examples, such as successful year of the Mohawk Valley Gateway Overlook pedestrian bridge, which will be at the foot of the redevelopment on the former Chalmers Knitting Mills which, will include 130 residential apartments and a 300 seat banquet facility/event center and restaurant/bar, located right on the City of Amsterdam waterfront, funded by private and public investors, completion of the new assisted living facility in downtown, and additional growth opportunities along the north and south side.

Being located directly on the Mohawk River and off of the NYS Thruway Exit 27 gives us endless possibilities for future downtown enhancements. The City is reclaiming the underutilized waterfront and creating a tourist destination with shovel-ready properties that are ripe for development.

The Downtown Revitalization Initiative is a catalyst for the future of Amsterdam and our surrounding Mohawk Valley region. This strategic funding opportunity will transform our downtown area into an attractive and vibrant location for residents and business owners alike.

Our community, elected officials, and private investors are ready to partner together and commit to working aggressively in order to restore our downtown area.

Thank you for considering the City of Amsterdam for participating in this community changing strategic funding opportunity.

Sincerely,

Michael J. Villa
Mayor

61 CHURCH STREET, AMSTERDAM, NEW YORK 12010
PHONE 518-841-4311
mvilla@amsterdamny.gov



2018 Downtown Revitalization Initiative

City of Amsterdam Downtown Revitalization Initiative

BASIC INFORMATION

Regional Economic Development Council (REDC) Region: Mohawk Valley REDC

Municipality Name: City of Amsterdam, New York

Downtown Name: *The City of Amsterdam: Welcome Home*

County: Montgomery County

Vision for Downtown. *Provide a brief statement of the municipality's vision for downtown revitalization.*

“What once was home is home again - My Amsterdam.” This quote was written by Maria Riccio Bryce for the Amsterdam Oratorio, a choral performance created to celebrate the history, heritage, and life in our community. Since the performance in 2001, this quote has been referenced countless times in speeches, articles, and letters, it has been recited by residents both past and present, and it is eternally honored as part of the Compass sculpture on the overlook of our beautiful Mohawk Valley Gateway Overlook pedestrian bridge.

The words **“What once was home is home again – My Amsterdam”** is an important symbol of the City’s revitalization efforts. They speak to a connection with the past as fuel for a future generation that strives to reclaim our former glory with the rebirth of our vibrant urban core. Downtown Amsterdam was once a sight to behold with blocks of shops, restaurants, and buildings stretching from one end of town to the other. In learning from our past, we are not aiming to recreate this former retail focused downtown. Instead, we are strategically building a new diverse and sustainable downtown, which includes both sides of the Mohawk River and complements the retail aspect while incorporating crucial mixed-use components including **transportation, housing, recreation, education, employment, and true community facilities**. Amsterdam’s transformed downtown will truly epitomize the ideal **“Live, Work, Play”** model, helping us to retain and attract residents, visitors, and businesses.

Our downtown revitalization progress and goals are focused on bringing to life our beloved Amsterdam Oratorio quote. We will entice residents to move back to the area and call Amsterdam their **“home again,”** current residents will rediscover pride in their community and proudly call their city **“My Amsterdam.”** New businesses, visitors, and residents will be eager to come to the city that everyone so warmly refers to as **“home.”**

We welcome you to take a look at all of the progress we are making. Explore everything that our unique waterfront community has to offer. Come and play a part of the excitement of the rebirth and reawakening of our City.

Welcome to the City of Amsterdam. **Welcome Home.**

Justification

Provide an overview of the downtown area nominated for the DRI program, highlighting the area's defining characteristics and the reasons for its selection. Explain why the downtown is ready for Downtown Revitalization Initiative (DRI) investment, and how that investment would serve as a catalyst to bring about revitalization.



Readiness

Downtown Revitalization is not a new topic for our community. The City of Amsterdam's 2003 Comprehensive Planning Committee established a common community vision:

*"The City of Amsterdam seeks to strengthen its role as a livable city;
a great place to live, work, and visit."*

Through an extensive process and a great deal of community engagement, a main strategy for this vision was outlined:

*Reestablish Downtown as the Community Center, a vibrant central place for people to meet,
shop, live, work, and visit. Downtown will be the heart of the community again."*

The Comprehensive Plan Committee explained the need to recognize this as a long-term, evolutionary process, and that is exactly what we have been doing. Early phases of the plan to revitalize downtown have already been achieved or are currently underway: the improvement of traffic circulation, pedestrian enhancements, streetscape improvements, the addition of the Mohawk Valley Gateway Overlook pedestrian Bridge, the addition of the Chuctanunda Creek trail and greenway to the downtown area, an overhaul to the zoning code, develop a strategy for marketing Amsterdam to businesses, tourists, and potential residents, improving Amsterdam's image, establishing a mixed-use downtown setting and a more business friendly environment, providing a

Micro-enterprise business assistance program, the addition of small parks and greenspace in the urban core, and the pursuit of strategic investment and significant infill projects.

Over the last 15 years, the City has systematically followed this master plan, tackling objectives, overcoming challenges, and moving forward piece by piece. The next steps outlined in our Comprehensive Plan are: continue with mixed use infill development, relocate the train station to the heart of downtown, implement a transportation-oriented design, pursue adaptive reuse of the Chalmers Mills site, make streetscape enhancements for Bridge Street, create a cultural facility on the southside, establish a recreation and community center on the East End, and reconnect Main Street with the restoration of the downtown grid. With DRI investment, Amsterdam is poised and ready to take these next crucial steps in our revitalization plan, truly transforming and shaping our downtown, city, and region as a whole.

Overview of Downtown Area

The City of Amsterdam's 2018 Downtown Revitalization Initiative encompasses a pocket of latent economic opportunities here that is shaped by picturesque geography, intact historic building stock, and leadership fully prepared to restructure the area in a creative, new-economy mold. The boundary encompasses the historic segment remaining from the original downtown core that was historically formed by the Erie Canal and includes the new segments of the downtown core that have emerged through investment and new initiatives as our city continues to grow and evolve. The City is exhibiting a rebirth of a community with the placement of four activity hubs surrounded by a series of public and private investment projects.

The encompassing boundary includes:

- **A 10-minute walk** from Riverlink Park's centralized point to any other point in the boundary, Riverlink Park, one of the city's greatest assets with its beautiful location, waterfront dining, free concert series, banquet facilities, and band shell, lies at the center of the City's revitalization efforts; ;
- Diverse housing options, healthy and affordable food markets, retail shops and eateries, multi-modal transit, recreational facilities, a multitude of healthcare services, and various entertainment venues;
- The traditional waterfront district for the City;
- Development occurring on both sides of the Mohawk River, providing a one-of-a-kind downtown experience;
- An accessible area by car, bicycle, boat, and foot;
- An area large enough to encompass the amount of mixed-use facilities needed to support a vibrant, year-round downtown and critical mass, while small enough to develop a revitalization plan that is both attainable and impactful; and
- All aspects of the desirable "Live, Work, Play" downtown model that is desired by both residents and businesses alike.

Deteriorating infrastructure, abandoned properties, and areas of blight in our downtown area are the unfortunate effects of the downfall of Amsterdam's lucrative Industrial Era. However, our City's prime location, recreational amenities, affordability, and our significant progress in creating a more business friendly environment and improved quality of life are beginning to attract more and more residents, business owners, and developers looking to invest in our community. Amsterdam has seen its first increase in population in over 70 years and has less business loss now than in the last 20 years. We have continued to move along an upward track since the last submitted Downtown Revitalization Initiative, taking the necessary steps to move projects forward and by using the previous plan as a template and working document. With over \$151 million recently invested by both the public and private sectors and \$60 million invested in the past year alone, Amsterdam's downtown revival is progressing.

Led by the City, Montgomery County, Montgomery County Business Development Center, the Amsterdam Industrial Development Agency, and the Amsterdam Downtown Revitalization Planning Committee, we will continue to build on our strategic plans and recent progress, while partnering with both the public and private sector to leverage resources and funds as we have successfully done in the past. With Downtown Revitalization Initiative funding, we have the potential to catalyze further investment and advance the MVREDC regional priorities of STEM intensive industries, placemaking and tourism, and craft food and beverage production.

Just as the 2017 Mohawk Valley Regional Economic Development Council's Progress Report states:

"Amsterdam is an attractive downtown and livable community poised to become a regional destination as an urban hub of the Mohawk Valley. It will act as the gateway between the Greater Capital District, the Adirondack Park, and New York City. The City of Amsterdam is a prime example of an area which already holds all of the characteristics needed for a vibrant community where tomorrow's workforce will want to live, work, and raise families. The City just needs investments to reinforce what the residents and business owners have already been building upon."

NEW YORK STATE
2018 DOWNTOWN REVITALIZATION INITIATIVE

OFFICE OF PLANNING AND DEVELOPMENT
MOHAWK VALLEY REDC

City of Amsterdam Downtown Revitalization Initiative

The City of Amsterdam: Welcome Home

TABLE OF CONTENTS

1. Boundaries of the proposed DRI area.....	Page 7
2. Description of catchment area.....	Page 10
3. Past investment, future investment potential.....	Page 11
4. Recent or impending job growth.....	Page 14
5. Attractiveness of physical environment.....	Page 16
6. Quality of life policies	Page 20
7. Public support.....	Page 22
8. Project list to demonstrate readiness.....	Page 23
9. Administrative capacity.....	Page 26
10. Other.....	Page 26

Downtown Identification

City of Amsterdam: Welcome Home



Boundaries of the proposed DRI area. Detail the boundaries of the targeted neighborhood, keeping in mind that there is no minimum or maximum size, but that the neighborhood should be concentrated and well-defined. Neighborhoods beyond a traditional downtown or central business district are eligible, if they can meet other criteria making them ripe for investment. Attach a map that clearly delineates the area to be included in the downtown revitalization area.



Over the years, as our City has grown, the urban core has evolved to meet the changing needs and interests of residents and businesses. The boundary for Amsterdam's targeted neighborhood encompasses not only the remaining intact historic downtown, it also extends to include the area of the City where activity hubs and investment have started to develop over time. Major projects in the north, south, east, and west anchor Amsterdam's Downtown Target Area.

- **The North Anchor: The Amsterdam Free Library** – This project will create a new Makerspace and add a small kitchen, proper ventilation for their 3D printer, a laser cutter and also a screen print machine to be utilized as a business incubator and teaching classroom. To counter increasing school dropout rates, space would also be created for youth to explore real life alternatives (writing a business plan, creating a logo, filming a commercial, printing prototypes, printing merchandise, recording podcasts, YouTube videos, stop motions films). For the community, space would be carved out for 2-3 smaller, private meeting rooms, a small recording room, a large conference room, and an art gallery. This project will add business, employment, and cultural resources to our downtown area.

- **The South Anchor: The Chalmers Mill Lofts** - This project features a mixed-use housing development. It will have four stories of workforce and middle-income housing in this pedestrian friendly downtown core proximate to nearby job centers. It will include a boardwalk along the river to link existing trails in our city and will also include an outdoor community space and market. In addition, it will house a 300-seat event banquet facility. This will be the first large banquet facility in the county and will retain and attract local spending and additional downtown business development.
- **The East Anchor: The Community and Recreation Center** – This project will be a joint effort between the City, County, and community anchor organization, Centro Civico, a community organization that provides cultural resources and services to the community. It will be a complex with multiple buildings and outdoor space to provide the community with a facility for arts, education, and recreation. In one building there will be a computer lab, an art gallery, a shared kitchen, and space for a variety of community activities (music, reading, tutoring, watching movies, dance, aerobics, painting, photography). A separate building will house a full-size track, basketball courts, and turf for a multitude of sporting events and activities. The project site is already home to a brand-new playground, outdoor basketball court, premiere skate park, and Centro Civico. The addition of the two other buildings would transform this property into an entire recreation and community complex to not only serve a low-income population in our downtown core, but also attract tourists from the surrounding region.
- **The West Anchor: The Multi-Modal Center** – This project will relocate the existing Amtrak station that exists outside of the downtown and establish a multi-modal facility in the heart of the city. The project provides opportunity for space for all future needs, including rail, bus, car share services, taxi service, and bicycle facilities as well as potential for mixed-use retail and office space. It will also provide walkability to the waterfront by replacing existing roadway with open land. This will provide direct north-south access for pedestrians with the inclusion of a pedestrian bridge connecting the Mohawk Valley Gateway Overlook pedestrian bridge to downtown Main Street. This project will bring transportation and economic development opportunities to our downtown core.

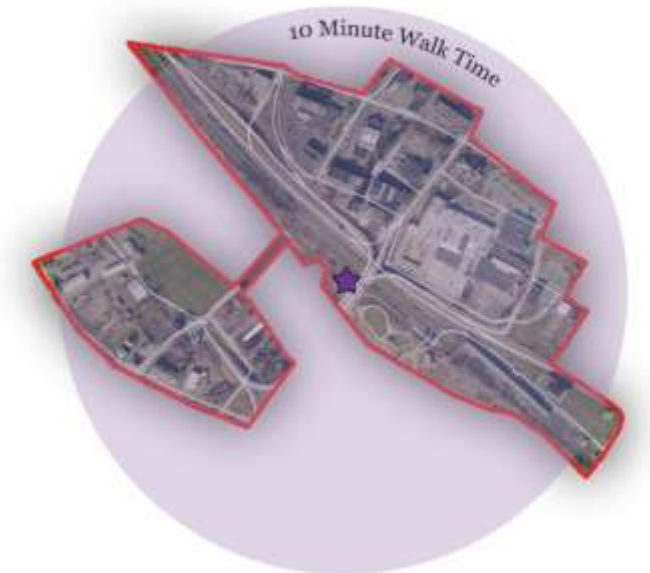
These anchors help to make Amsterdam's downtown a vibrant and diverse place that residents and businesses will want to call their home. Our entire revitalization plan incorporates transportation, housing, employment opportunities, economic and community development projects, entertainment, and recreation opportunities – all of the critical elements to create the desirable atmosphere where people can live, work, and raise a family.

Downtown Identification

City of Amsterdam: Welcome Home



2. Description of catchment area. Outline why the proposed DRI area, or its catchment area, is of a size sufficient to support a vibrant, year-round downtown, with consideration of whether there is a sizeable existing or increasing population within easy reach for whom this would be the primary downtown destination.



Careful consideration was given regarding size, location, population, available resources, future project potential, area amenities, and economic potential when outlining our target revitalization area.

- **Size:** Amsterdam's downtown has a 10-minute walkable area around our centralized point, Riverlink Park. It is large enough to encompass the amount of mixed-use facilities needed to support a vibrant downtown and create a year-round critical mass. The area is also small enough to allow us to develop a revitalization plan that is attainable and has the ability to be transformational with a significant impact, to catalyze future investment and growth throughout the entire city.
- **Location:** The New York State Thruway, NYS Route 30, NYS Route 67, NYS Route 5, the Erie Canalway Trail, and the Mohawk River/Erie Canal are all within one mile of Amsterdam's downtown. It is easily accessible by car, bus, boat, bicycle, and foot. The new multi-modal facility will be located right in the downtown area and increase accessibility to include rail as well.
- **Population:** The downtown core is a densely populated, mixed residential setting that includes single and multifamily residences, mixed-use residential and commercial spaces, and an assisted living facility. Rehabilitation of downtown mixed use buildings will create market rate and upscale apartments and condos and a planned 130 unit mixed-use apartment complex will bring a large influx of new residents. The area also contains diverse sectors of employment opportunities, businesses, and services including hospitality, government, law, healthcare, public service, and retail. Amsterdam has more than 20,000 residents and is one of the largest metropolitan areas in the surrounding region.
- **Available Resources:** The downtown area has public greenspace, community parks and recreation amenities, established businesses, developable land, and buildings available for prime future investment.

- **Future Project Potential:** In addition to the downtown anchors, a diverse list of economic and community development projects are in the pipeline. These include increased parking, streetscape improvements, placemaking initiatives, reconnections for downtown neighborhoods, improved access to our waterfront, increased greenspace, expansion of trail systems, and the addition of a marina and ferry service.
- **Other Area Amenities:** The downtown target area already has many features and attractions including pedestrian and cycle friendly trail systems, kayaking, boating, fishing, the Mohawk Valley Gateway Overlook pedestrian bridge, Riverlink Park, concerts in the park, a walking program, outdoor yoga, theatrical performances, art and culture in the park, city-wide events and festivals, a farmer's market, a castle themed bed and breakfast, playgrounds, skate park, and bars and restaurants. Capitalizing on these and adding to the momentum in this area will help Amsterdam attract more businesses, entice more day and weekend tourists, and appeal to residents who are looking for a community to call their home.
- **Economic Potential:** With strategic investments, Amsterdam's downtown has the potential to be an economic driver for the area. In the plan *Incubating a Vibrant Food Economy in Amsterdam, NY*, a retail leakage assessment found that in the full-service restaurant sector, Amsterdam sees leakage of nearly \$7 million annually, or about 60% of the city's total full-service restaurant demand. Amsterdam residents only spend about 40% of their restaurant dollars within the borders of Amsterdam. Moreover, at the level of the 25-mile radius region, leakage in the same sector is over \$108 million, which amounts to 20% of total demand. These numbers indicate that there is potential for businesses to capture more spending from residents of Amsterdam and the larger region. Additionally, both the Downtown Market Analysis and the Pedestrian Bridge Potential Markets Study revealed that the City has the opportunities and strengths to capitalize on revitalization and economic growth through tourism initiatives. The City works hard to support our business community through events that include local establishments, festivals that regularly bring residents and tourists to downtown areas, and initiatives to provide assistance like the Amsterdam Microenterprise Program.

3. Past Investment, future investment potential. Describe how this DRI area will be able to capitalize on prior private and public investment, or catalyze future investments in the neighborhood and its surrounding areas.

The City of Amsterdam is undertaking a rebirth, Amsterdam's downtown has already substantially benefited from prior and ongoing public and private investment. Past investments total over \$60 million and investments currently underway and planned for the future are amounting to over \$151 million and counting. Public investments, including past, ongoing and planned, have been carefully considered and adhere into a rational schema to foster downtown area-wide redevelopment initiatives. Private sector projects can always be further aided and supported through directed public investment. With momentum underway, the influx of Downtown Revitalization Initiative funds will help to progress efforts exponentially. For a city of Amsterdam's size and need, the amount of \$10 million dollars will truly prove to be transformational in the rejuvenation of a once booming upstate New York community.

The City of Amsterdam and the Land Bank are putting more funds toward demolition of unsafe and dilapidated houses and buildings than ever before, increasing the value of surrounding properties and vastly improving the subsequent neighborhoods. The Land Bank demolished 26 deteriorating structures, rehabilitated 20 structures and spent more than \$1.2 million dollars to assist the city in rectifying issues of blight.

Downtown Identification

City of Amsterdam: Welcome Home



Planned and completed investments undertaken through the REDC or within other public or private funding can be summarized as:

Past Investment

Project Name	Cost	Funding	Project Description
20-24 E. Main Street	\$9,500	AIDA/URA	Renovations to building and improvements to facades
30-32 E. Main Street	\$14,870	AIDA/URA	Renovations to building and improvements to facades
The Geek Pantology	\$15,000	Private	Equipment, remodeling, and professional services for computer repair company
Stevmar Roofing and Sheet Metal	\$20,000	Private	Interior and exterior building upgrades and renovations
54 Bridge	\$20,000	Private	Startup costs, building fit up, and equipment for upscale retail handbag shop
Riverfront Wine and Liquor	\$25,000	Private	Cranesville Properties invested in building renovations for new retail space
Opportunity Analysis	\$30,000	Montgomery County IDA	Report for Amsterdam Area highlighting opportunities and strengths for future development and investment projects
TGW	\$30,000	Private	IT equipment and building improvements for consulting firm relocation to the Southside
Mary Jane's Market	\$5,000	Private	Building renovations and equipment costs for startup
2 Chuctanunda Street	\$36,000	AIDA/URA	Renovations to building and improvements to facades
River Walk Feasibility Study	\$50,000	DOSLWRP \$25,000 City \$25,000	Feasibility study for construction of walkway along the Mohawk River from Riverlink Park to Guy Park Manor Historic site
NY Oncology and Hematology	\$50,000	Private	Cranesville Properties invested to update the facility
Northern & Eastern BOA	\$65,000	DOSBOA \$65,000 City \$ 6,500	Brownfields Opportunity Area planning study, encompassing east end of downtown
L'Ultimo	\$70,000	Private	Façade improvement, equipment, and building upgrades
SharpShooters Billiards and Sports Pub	\$80,000	Private	Renovations, addition of bocce courts, signage, lighting and audio upgrades
Fresh Basil	\$88,000	Private	Remodel and reopen former Pizza Hut building
Former Wrestling Hall of Fame Building	\$116,199	AIDA	Renovations, feasibility study, and improvements on building to attract potential investments
Waterfront BOA	\$189,200	DOSBOA \$172,000 City \$ 17,200	Brownfields Opportunity Area planning study, encompassing all of downtown, straddling the Mohawk River
Beacon Insurance	\$250,000	Private	Cranesville Properties invested in building upgrades and renovations to bring a tenant from outside the City to the downtown core
URA Program	\$600,000	URA	Renovations to residential homes
Alden Equipment	\$600,000	Private	Expanding warehouse space and upgrades to building
44-46 E. Main Street	\$650,000	CDBG	Entire gut renovation. Made space ADA compliant. Renovated top floors for available market rate housing
Sewer Improvements, Phases 1 - 5	\$660,000	20% of total project CDBG \$3,000,000 City \$300,000	Multi-year phased upgrades to City's deteriorated sewer infrastructure, separation of storm and sanitary sewers, East End sewer pump station upgrades
Bridge Street Reconstruction	\$750,000	NYS DOT \$500,000 AIDA \$125,000 DOSLWRP \$125,000	New water and sewer lines, sidewalks, curbs, street lighting, paving on Southside's Bridge Street
Main Street Revitalization	\$750,000	NY Main St \$500,000 Private \$250,000	Rehab of buildings on Main Street including restoration of historic facades
ACE Hardware	\$750,000	Private	Cranesville Properties invested in expansion, renovation, and conversion of previous True Value Hardware retail space
Amsterdam Castle	\$3,400,000	Private	Purchase of property. Renovations to convert property to a 5-star Bed and Breakfast
Former Chalmers Knitting Mill Site	\$4,000,000	NYSDEC \$1,900,000 Bonding \$2,100,000	Demolition and environmental remediation of former industrial site.
Traffic Reconfiguration and Improvements	\$4,200,000	NYS DOT	Replaced 11 traffic signals, optimize timings, change one-way to two-way, update pedestrian crossings
Riverlink Park	\$8,700,000	DASNY \$450,000 CDBG \$700,000 DOSLWRP \$350,000 Natl Grid \$7,200,000	Environmental remediation and development of waterfront park on north shore of Mohawk River adjacent to Main Street. Construction of walkways, landscaping, lighting, playground, concert venue, restaurant space, plaza, etc.
Mohawk Valley Gateway Overlook Pedestrian Bridge	\$17,500,000	EQBA \$17,000,000	Construction of pedestrian bridge across Mohawk River, with landscaping, artwork, amenities, interpretative elements, etc.
Culinary Incubator Feasibility Study	\$75,000	USDA \$75,000	Feasibility Study to determine viability of a culinary district in the Southside area
Giant Solutions, LLC.	\$80,000	Small Cities \$50,000 ESD \$30,000	Equipment, training, office equipment to start an engineering-based design, consulting, and implementation firm
Giant Solutions, LLC.	\$500,000	Private	Equipment, training, office equipment to start an engineering-based design, consulting, and implementation firm
Downtown Parking	\$20,000	City of Amsterdam	Downtown parking and traffic pattern redesign to improve efficiency, optimize space, and increase capacity
Assisted Living Facility	\$15,000,000	Private	Rehab of former America's Best Value hotel. Construction, machinery, and equipment costs for new assisted living facility
Bike Rental Facility	\$5,000	Private	Purchase of bicycles to rent for the local NYS Bike Trail on the Southside
Down by the River Kayak	\$5,700	Private	Kayak business on the southside of Amsterdam. Weekly kayaking clubs, specials for teachers, and works with the local Girl Scout troops for their paddling badges
Amsterdam Library	\$50,000	Public	Created a new door frame and structure, and custom door installation
Tejharsh, Inc. / Riverfront Pharmacy	\$140,000	Private	Renovations and start up costs to open a pharmacy and retail store in the Riverfront Center for increased accessibility
Train Station Relocation Study	\$230,000	DOSLWRP \$115,000 City \$115,000	Feasibility study for relocation of train station to downtown core area and development of multi-modal transit station
SUBTOTAL (rounded)	\$60 million		

Downtown Identification

City of Amsterdam: Welcome Home



Prior investment in the downtown core has sparked interest in future development. There are many notable private and public projects and ventures currently in progress, and many that are planned to take place in the near future as tabled below:

Project Name	Cost	Funding	Project Description
Mohawk Valley Gateway Overlook Pedestrian Bridge Enhancements	\$659,000	DOSLWRP \$325,000 NYSDOT \$325,000	Additional enhancements and amenities adjacent to the Mohawk Valley Gateway Overlook bridge.
Land Bank, Phase I	\$1,032,000	AG \$532,000 HOME \$240,000 Bank \$260,000	Acquisition of City owned buildings for demolition or rehabilitation.
Land Bank, Phase II	\$284,750	AG \$284,750	Demolition of 9 Buildings (16 units) of dilapidated housing, primarily in the City's East End.
Train Station Relocation Study	\$230,000	DOSLWRP \$115,000 City \$115,000	Feasibility study for relocation of train station to downtown core area and development of multi-modal transit station.
Sewer System Improvements	\$5,000,000	EFC \$5,000,000	Comprehensive upgrades to City sewer system, storm and sanitary sewer separation, sewer line replacements.
Former Key Bank Building	\$2,000,000	Private	Adaptive re-use of vacant 8 story building. Converting the top 6 floors into residential suites with the remaining two lower floors earmarked for office/commercial space.
Former Chalmers Site	\$30,000,000	Private	Construction of a four story building with residential units, commercial spaces, banquet facility, and boardwalk and balcony over the abutting Mohawk River.
Former Wrestling Hall of Fame Building	\$750,000	Restore NY \$500,000 Private	Two buildings next to each other along Main Street with a total of 24,000 sq. ft. are being redeveloped for mixed uses, and to be put back on the tax rolls.
Amsterdam Microenterprise Assistant Program	\$237,800	HCR CDBG \$200,000 Private	The City of Amsterdam will use NYS CDBG funds to assist in the est of the Amsterdam Microenterprise Program. The program is assisting 12 microenterprises and will create 14 full-time LMI jobs.
North Side BOA	\$105,000	DOS \$94,500 City of Amsterdam	Prenomination for the Northern BOA has been completed. The formal Nomination Study and Report have been funded by DOS.
East End BOA	\$105,000	DOS \$94,500 City of Amsterdam	Prenomination for the East End BOA has been completed. The formal Nomination Study and Report have been funded by DOS.
Bike Trail Improvements	\$715,665	OPRHP \$250,000 Canal \$100,000 DASNY \$225,000 County In-Kind	Paving of the NYS Bike Trail that runs through the entirety of Montgomery County. The trail runs through the City's Southside district.
Amsterdam Library	\$82,000	Public	Updates to the roof and gutter system
Sampon Park	\$94,010	OPRHP \$62,000 Private	Installation of playground equipment, benches, and trees on a once vacant lot in Amsterdam's Southside district.
Chuctanunda Trail	\$85,000	Erie Canalway \$7,000 City	Phase I of the Chuctanunda Creek Trail project to complete a 4 mile path that starts at the Erie Canal and ends within the City
La Cucina	\$20,000	Private	Updating of the restaurant under new ownership.
Historic Sanford Clock Tower	\$50,000	Private	Elevator reanimation, improvements for handicap accessibility, parking improvements, and signage to attract additional investors, tenants, and patrons.
Waterfront Heritage Area Plan	\$351,000	NY Rising Funds	Phase II of BOA Program. Planning and design of the area to attract visitors and investors, support commerce, and provide green infrastructure as buffer for flooding.
Future Land Bank Projects	Project scope TBD	Project scope TBD	Acquire additional tax foreclosed properties from the City for demolition and rehab.
Main Street Architectural Guidelines	\$21,000	HCR NYMS TA \$20,000 City	Create architectural guidelines along Main Street in order to apply for a NYMS grant funding and market for more commercial spaces.
Amsterdam Library	\$4,300,000	Private	The Library is proposing demolishing the current addition and constructing a new three story addition.
2 River Street	\$250,000	Private	Basic construction and most of the exterior finishing of the 2,200 square foot building and is at the point for where they are advertising the property for either lease or purchase to developers.
Route 5 Removal	\$5,000,000	NYSDOT funds, Public, TBD	The removal of the eastbound portion of Route 5 and repurposing it into "Greenspace" is critical to driving more traffic into the city's downtown.
6 Market St	\$1,000,000	Private	Renovation of a former two story bank building to create modern open plan office spaces that are handicap
20-22 Main St	\$700,000	AIDA	Foreclosed and deteriorated buildings on Main Street will be transferred by the City of Amsterdam to the Amsterdam IDA in order to be rehabilitated for mixed use occupancy that includes retail spaces and apartments.
Bringing Back The Grid	\$40,000,000	TBD	Reopen Main Street and reconnect the city, providing a great opportunity for redevelopment and increased traffic into downtown.
Parking Garage	\$2,000,000	TBD	The City is envisioning a two to three story parking garage on Main Street.
Community Center/ Rec Center	\$5,000,000	TBD	This complex will consist of outdoor space including a playground, a basketball court, and a skate park as well as two separate buildings – a Recreation Facility and a Community Center
Marina/Ferry	\$16,000,000	TBD	Creating a marina on Riverlink Park in Amsterdam as a public/private marina that would be creating a ferry service along the Mohawk River.
Wayfinding Signage	\$200,000	TBD	Throughout the City there will be Wayfinding Signage that will be unified to drive traffic, boaters, kayakers and bicyclist to Amsterdam downtown and attractions
Former Chalmers Site	\$898,000	Private	Streetscape Improvements. Creation of an additional parking lot and shovel-ready space for private development on the property currently owned by Santos Construction Company on Erie Street
Bridge Street Pole Removal	\$600,000	TBD	Burying the telephone lines along Bridge Street.
Multimodal Station	\$29,000,000	TBD	The City of Amsterdam is looking to relocate the existing Amtrak station that exists outside of the downtown, and establish a multi modal facility in the heart of the city.
Chuctanunda Trail Phase II	\$80,000	TBD	Phase II of the trail includes more signage with wayside exhibits and pedestrian safety measures which include cross walks and stripping. The phase will also create a geospatial interactive map along with brochures and marketing materials.
Culinary Incubator	\$3,265,200	TBD	Creating a culinary incubator within the southside as a destination for food and culture
Community Dog Park	\$75,000	TBD	Constructing a half acre fenced in dog park for all dog breeds
SUBTOTAL (rounded)	151 million		

Downtown Identification

City of Amsterdam: Welcome Home



4. Recent or impending job growth. *Describe how recent or impending job growth within or near the DRI area will attract professionals to an active life in the downtown, support redevelopment, and make growth sustainable in the long-term.*

After the decline of Amsterdam's manufacturing economy, smaller, more specialized industries emerged throughout the city and the downtown core. Diversity in job opportunities, entry level positions, and salaries are helping to create a more attractive and sustainable economy. It is our expectation that future job creation will continue to come from the constant growth of small-to mid-sized businesses in several important local industry clusters.

Examples of the diverse job opportunities and variety of job sectors in our downtown core include:

- **Healthcare** – The Sentinel Assisted Living facility, New York Oncology and Hematology, Adi Pediatrics
- **Public Services** – FMS Workforce Solutions, Montgomery County DSS, Police and Fire Departments, GAVAC, United Way, FulMont Action
- **Tourism and Hospitality** – Sharpshooters Billiards and Sports Pub, Riverside Pizza, Amsterdam Castle Bed & Breakfast, LaPiazza, Fresh Basil, Picnic Basket
- **Distribution and Sales**– Alden Equipment, United Welding
- **Building and Construction**- Dave's Landscaping, Santos Construction, Altieri's Auto, Cranesville Block

Recent and impending job growth includes the following projects:

- A successful downtown area-focused **Amsterdam Microenterprise Assistance Program** recently awarded 11 small and startup businesses in the City of Amsterdam with grant funding and support. Not only did this program help to bring new businesses to our community, it will also create 14 FTEs in the next two years.
- Right in the heart of downtown, **The Riverfront Center** has become home to over 40 tenants. A mix of small business and employment opportunities supply more than 400 employees a diverse job market, all under one roof. The variety of space and proximity to amenities helps the Riverfront Center to continually grow. Most recently, a pharmacy, a retail shop, and a pediatric dentist have all started here.
- The **Historic Sanford Clock Tower** has more than 22 tenants and growing every day. Start-ups, small business owners, and entrepreneurs alike are joining what one business owner calls "The Clock Tower Family."
- In the center of Amsterdam's core downtown, **The Sentinel of Amsterdam** assisted living facility is projected to hire 80 new jobs in the first years of business at varying salary levels.
- The **Key Bank Building** on downtown Main Street, is undergoing a \$2 million-dollar rehabilitation effort to convert the top floors to high-end loft apartments, and the bottom floor to commercial space for a brew pub and a possible craft beverage incubator.
- **The Recreation Facility and Community Center** project will bring new entry level job opportunities to the east end of the downtown core.

Downtown Identification

City of Amsterdam: Welcome Home



- The expansion and addition of an incubator space at the **Amsterdam Free Library** will help to build a more business friendly environment and entice new business ventures.
- On the Southside of Amsterdam in walking distance to the downtown core, the former National Guard Armory has been converted to **The Amsterdam Castle**, a 5-star Bed and Breakfast supplying the community with a range of job opportunities.
- The **Chalmers Mills Loft**, is a proposed mixed-use downtown development with impending job opportunities to maintain the apartment complex and run the restaurant and banquet facility.
- The new **Multimodal Station** and mixed commercial and retail space will bring a variety of jobs and opportunities to the downtown core.
- To the north of the downtown core, the **NYS Route 30 Retail Corridor** is thriving with retail, hospitality, and healthcare. This corridor is continuously growing and providing thousands of jobs for the community.
- To the south of the downtown core is the **Florida Business Park and Florida Business Park Extension**. Target Distribution Center, Beech-Nut Foods, and Hill & Markes alone provide over 1,000 jobs. Additionally, Dollar General is building a new distribution facility and will add over 500 new jobs to the area, and Vida-Blend is in the planning stages of constructing a new facility.

Downtown Identification

City of Amsterdam: Welcome Home



5. Attractiveness of physical environment. *Identify the properties or characteristics that the DRI area possesses that contribute, or could contribute if enhanced, to the attractiveness and livability of the downtown for a diverse population of varying ages, income, gender identity, ability, mobility, and cultural background. Consider, for example, the presence of developable mixed-use spaces, varied housing types at different levels of affordability, walkability and bikeability, healthy and affordable food markets, and public parks and gathering spaces.*

The MVREDC highlights Amsterdam as:

"A prime example of an area which already holds all of the characteristics needed for a vibrant community where tomorrow's workforce will want to live, work, and raise families."

The concentrated footprint that ensures walkability, the desirable location on the north and south of the Mohawk River/Historic Erie Canal, the diverse amenities, and the beautiful setting creates not only an attractive downtown core, but also one that will sustain and support the growth in community events, business, and year-round recreational activity.



Attractiveness:

- Historic buildings and architecture present in areas of downtown.
- Beautiful scenery on the Mohawk River/ Erie Canal.
- A unique downtown that spans the Mohawk River and occupies both the north and south shores.
- Ample parks and greenspace throughout the downtown area.

Livability:

- Opportunities for people to live, work, play.
- Diverse amenities to meet the needs of a diverse community.
- A 10 minute walking distance - housing, employment, recreation, transportation, and community services.

Downtown Identification

City of Amsterdam: Welcome Home



Developable mixed-use spaces:

- Successful Brownfield Opportunity Area designations, the Waterfront Heritage Area and the East End Study Area encompass the entire downtown area and provide future funding opportunities.
- City Zoning Code changes outline a new district, the Downtown Core, to help promote a more business and development friendly downtown core. The new zoning also addresses outdated codes that catered to manufacturing and prohibited mixed-use development and smaller business ventures.
- Mixed-use spaces are available for sale and lease on downtown Main Street, Bridge Street, and in the Riverfront Center. The Chalmers Mills Loft, 2 River Street, 6 Market Street, Key Bank Building, and 20-22 Main Street projects will all create available space for mixed-use development opportunities.
- The impending Historic District Designation of Main Street will provide tax credits and funding opportunities.



Housing at different levels of affordability and type:

- The downtown core is a densely populated, mixed residential setting that includes single and multifamily residences, mixed-use residential and commercial spaces, and an assisted living facility.
- Rehabilitation of downtown mixed-use buildings will create new market rate and luxury apartments and condos and a planned 130 unit mixed-use apartment complex will bring additional housing options for a large influx of new residents.

Commercial and retail main street businesses, including healthy and affordable food markets:

- A proposed culinary incubator will focus on start-up culinary ventures while expanding food options for the area, all while focusing on the ethnic diversity that is found in City restaurants.
- A variety of restaurants and markets are in the downtown area all within the 10 minute walking distance to the urban core.

Walkability and bikeability:

- Downtown has everything within a 10 minute walking distance.
- With traffic reconfiguration and improvements on sidewalks and streetscapes, Amsterdam is moving toward a more walkable and bikeable downtown.
- The Mohawk Valley Gateway Overlook pedestrian bridge connects the North and South downtown areas. It connects to the Riverlink Park walking trail as well.
- The NYS Canalway Trail runs through the downtown core and connects the City to adjacent communities throughout New York State. The trail is used equally by bicyclists, walkers, runners, snowmobilers, and cross country skiers.
- The Chuctanunda Creek Trail received funding and will begin at the south entrance to the MVGO, and follow the Chuctanunda Creek through the city core to a greenway right in the heart of the City. This 4-mile trail starts downtown and links the Canalway Trail on the Southside of Amsterdam and the Shuttleworth Park trail to the north.

Accessible recreation amenities, parks and gathering spaces:

- The Mohawk Valley Gateway Overlook is a “Park Over the Water,” with flowers, trees, plants, and art. The MVGO hosts regular walking programs and yoga classes. The City also uses the bridge for events including fireworks displays, Homecoming Kick Off, Trick or Treat, and the Annual Tree Lighting Ceremony.
- The Southside Veterans’ Park is located on Bridge Street and serves as a war memorial. The City utilizes the stage in the park for events, plays, and concerts.
- Riverlink Park is located right on the Mohawk River and hosts a free summer concert series, citywide events and festivals, theatrical performances, and private banquets and parties. The Park offers a boat dock as well as fresh water, electrical power, showers, and other amenities for visitors traveling along the Mohawk River by boat. The park is also home to the River’s Edge Restaurant located on site which offers food and drinks for all of its visitors.
- The 911 Memorial is located in Riverlink Park as a way to honor the fallen. It is host to memorial events.
- The Amsterdam Skate Park is the largest skate park in the area. It is a new facility that has skateboard equipment, basketball courts, a playground, and a “Little Free Library.”
- The John A. Sampone Sr. Memorial Park is a new park on the southside within walking distance to the downtown area catering to preschool and kindergarten aged children, and will be complete this year.
- Kirk Douglas Park is named after the actor and former resident of Amsterdam. This park is adjacent to the scenic Chuctanunda Creek and the Amsterdam Free Library, and offers playground equipment, a pavilion, and sitting benches for all to enjoy.
- The Port Jackson Bocce Club is on the Southside of Amsterdam right along the river by the city’s boat launch and has beautiful bocce court and space ideal for picnics, BBQ’s, and family gatherings. This is also home to Down by the River Kayak Rentals, and is a place where people launch their kayaks and canoes or fish off the dock.



Community spaces, institutions and events in our downtown that reflect ethnic, cultural, and religious diversity:

- The Amsterdam Recreation Department puts on a schedule of diverse events that includes Italiafest and OktoberFest to celebrate our diverse community heritage.
- Centro Civico organizes community events that cater to our large Hispanic population. Centro Civico is located right in the downtown area.
- The World Peace and Health Organization holds events, workshops, and classes that teach about their Buddhist beliefs and backgrounds. These events are located in their facilities that are within walking distance to the downtown area.
- The Polish American Veterans hold events in memorial of our local veterans. Many of these events are held at the 911 Memorial in Riverlink Park.
- The proposed Southside Culinary Incubator will include a “Tastes of the World” menu. This concept will capitalize on Amsterdam’s rich heritage and diverse population, featuring cuisines from ever ethnicity and background.

Academic, cultural and entertainment amenities:

- The Amsterdam Waterfront Foundation coordinates a free concert series that features diverse performers and brings new cultural experiences to the community

Downtown Identification

City of Amsterdam: Welcome Home



- The Foothills Arts Council hosts arts and cultural activities in the city parks.
- The downtown waterfront area is a proverbial melting pot of Italian American culture and cuisine that has been the backbone of the community for generations. On the Southside is the Port Jackson bocce courts where from May to September bocce leagues play all through the week.
- Numerous events organized by the city in the downtown area on throughout the year include: Spring Fling, the Erie Canal Bicentennial, Friday Night Sunset Celebrations, RiverFest, ItaliaFest, Homecoming Pep Rally, Movies in the Park, OktoberFest, Halloween on the MVGO, and the Annual Christmas Tree Lighting Ceremony.
- Saturday mornings there is a Farmer's Market and a band in the Southside Veteran's Park.
- Sharp Shooters Billiards and Sport Pub is a local bar/restaurant and pool hall with bocce and dart leagues. Sharp Shooters is also home to many well-known headlining bands and musical groups from all over the State and also features pool and dart tournaments as well as dance lessons and 'Open Mic Nights' for up and coming artists.
- La Piazza Social Club is a local cigar lounge that also hosts private parties.
- The Amsterdam Library is an important part of the area's culture. The building has been standing since 1903 and has a wealth of history as a Carnegie-funded project. The library is a great source for information on the area as well as a host to many local events, fundraisers, art classes, and children's programs.
- The Walter Elwood Museum of the Mohawk Valley is within walking distance to the downtown. The museum has an extensive assortment of approximately 25,000 artifacts that relate to Mohawk Valley's colorful industrial past.
- The Noteworthy Indian Museum is also within walking distance to the downtown core is created from more than 60,000 artifacts collected from around the Northeast that help to tell the story of the Mohawk Indians. Artifacts such as beadwork, clay pots, stone tools and weaved baskets help create a cultural timeline depicted by these artifacts and illustrations allowing us to trace back 12,000 years of history and get a glimpse into the lives of early Native American tribes in the Mohawk Valley.
- The Historic Amsterdam League is an organization that preserves our community's history and heritage. They erect historical markers, are working to develop historical advice center and a warehouse for reuse of abandoned historic architectural items, and lead tours, presentations and workshops for the community based on corresponding book and seasonal tours, such as historic ghost tours, kayak tours, and Christmas season tours.

Preservation of Open Space, Farmland, Natural Beauty and Critical Environmental Areas:

- The city cleaned up and developed Riverlink Park along the Erie Canal to take advantage of previously unusable waterfront land.
- The formalization of the Chuctanunda Creek Trail increases usage and awareness of this beautiful waterway and natural resource.
- The Route 5 Removal project will open up a significant greenspace in our downtown and improve access to our waterfront.
- The Amsterdam Waterfront Foundation is an active advocate for preservation and revitalization of our waterfront area.



6. Quality of Life policies. *Articulate the policies in place that increase the livability and quality of life of the downtown. Examples include the use of local land banks, modern zoning codes, comprehensive plans, complete streets plan, transit-oriented development, non-discrimination laws, age-friendly policies, and a downtown management structure. If policies achieving this goal are not currently in place, describe the ability of the municipality to create and implement such policies.*

The City of Amsterdam is continuously looking for ways to increase quality of life for the community and to further our goal of transforming our downtown to a place that people will want to call their home.

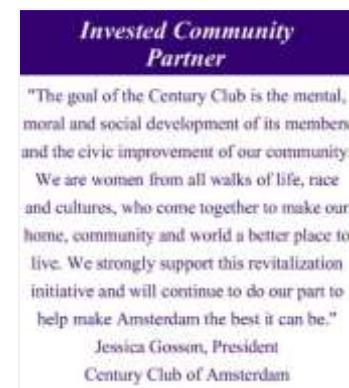
- **Local land banks:** The City of Amsterdam participates in a Land Bank program along with the City of Schenectady and Schenectady County. The Land Bank spends hundreds of thousands of dollars in demolition dollars each year. Last year, the Land Bank leveraged \$1.2 million and helped to rehabilitate 7 buildings and 13 dwelling units and also demolished 9 buildings and 17 deteriorating dwelling units in the downtown core and surrounding areas.
- **Modern zoning codes and proactive code enforcement:** City Zoning Code changes have outlined a new district, the Downtown Core, to help promote a more business and development friendly, mixed-use downtown area. The City's code enforcement office has also begun moving forward with enforcing the existing zoning code by assigning a designated downtown Code Enforcement Officer to aggressively work to foreclose on zombie and dilapidated properties in the downtown, and waterfront areas in an attempt to improve blight and put buildings back on the tax rolls.
- **Foster a Strong Sense of Place** – The City of Amsterdam's waterfront has always been the biggest determining factor to the community's success. Amsterdam is currently working to highlight and capitalize on this overlooked asset with increased use for events and strategic marketing efforts.
- **Planning** - The vision for a revitalized downtown waterfront district in Amsterdam is not a new concept.
 - The City of Amsterdam was the State's first municipality along an inland waterway to have prepared a *Local Waterfront Revitalization Plan* and have it approved by the Department of State in 1993.
 - *The Greater Amsterdam Area Opportunity Analysis* identifies strengths and possibilities for the whole downtown areas while steadily linking those opportunities in a consistent manner.
 - The *Downtown Market Analysis* identified current and emerging market trends, demographics, and an analysis of existing retail patterns. The analysis revealed that the City has an opportunity to capitalize on several consumer segment niche markets, including marketing to seniors, ethnics groups, and the traveling public, specifically, heritage and cultural tourists.
 - The *Incubating a Vibrant Food Economy in Amsterdam, NY Study*, highlighted the opportunities for a cultural center and culinary incubator.
 - A *Cultural Resource Survey* has been started in order to qualify historically and culturally significant areas within the Main Street area. The future Historical Designation of these districts will entice developers and preserve our historic infrastructure.

Invested Community Partner

"Many of our nearly three hundred members remember when the main streets bustled, when it felt safe and comfortable to walk about and meet and greet your friends, neighbors, and small business owners. We can build that back - not the same, but better. And the place to start is with the people who know this city, love it, never left it, and will put their oar in to make it better. That's us all over."

Jo-Ann Gegzako, Chairwoman
Horace J. Inman Senior Center

- The *City of Amsterdam Comprehensive Plan* highlights a phased approach to recreating a vibrant downtown as the heart of the community to achieve long-term city-wide revitalization. Many of these phases and objectives have been completed, more are currently underway, and the remaining strategies are included in our DRI plan.
 - Additionally, the city's two *Brownfield Opportunity Analysis plans*, the *New York Rising Community Reconstruction Plan*, the *Southside Neighborhood Redevelopment Study* and the *Downtown Via Ponte Plan* all highlight the strategies, goals, and action items included on our DRI plan to create a more attractive downtown where people can live, work, play.
- **Complete streets plan** - The City of Amsterdam has already made formidable progress in its downtown area with regard to implementing a complete streets sensibility and improvement on the overall physical environment. Recent, ongoing, and future improvements will enable safe access for all users, including pedestrians, bicyclists, motorists, and transit riders of all ages and abilities.
 - **Transit-oriented development** - As part of our Multi-modal Transit project, the city of Amsterdam is including transit-oriented design and development guidelines to assist in creating a vibrant downtown community.
 - **Non-discrimination laws** - Amsterdam is a city comprised of many ethno-cultural assets. These populations of Latin Americans, northern Europeans, southern Europeans, African Americans, and people from many other backgrounds. Amsterdam is a city where personal abilities and economic opportunities are often inharmonious, where the community is in need of a unifying cause towards positive change.
 - **Age-friendly policies** - Although the City of Amsterdam does not currently have an Age-Friendly Community Certification program in place, the City has been addressing aging in place for their ever-aging population. The biggest housing increase to date has come in the form of the opening of the Sentinel of Amsterdam assisted living facility, offering more than 118 rooms to residents 55 and over. The facility exists within the downtown boundaries making it easy for residents to access local amenities and the growing trail systems that link the urban core to the many natural and historic sites of the area
 - **A downtown management structure** - We have put together an excellent Downtown Revitalization Planning Committee that includes City Officials, the City Recreation Department, County Officials, the Montgomery County Business Development Center, the Amsterdam Industrial Development Agency, Montgomery County Tourism, and important stakeholders from anchor organizations and the business community. Additionally, the city is assisting in the revival of the Downtown Business Improvement Group and the Southside Business Owner Consortium.



Downtown Identification

City of Amsterdam: Welcome Home



7. Public Support. Describe the public participation and engagement process conducted to develop the DRI application, and the support of local leaders and stakeholders for pursuing a vision of downtown revitalization. Describe the commitment among local leaders and stakeholders to preparing and implementing a strategic investment plan. Identify an initial local lead for the program that will work with outside experts to convene a DRI Local Planning Committee to oversee the plan.

The City of Amsterdam is beyond ready for revitalization of our downtown. The process of gathering public opinion has been ongoing with public meetings coinciding with committee meetings, public hearings being held, and much support in the local newspaper on the process with a call to arms of the community. Residents have provided comments, while outreach and support has been conducted to various focus groups.

Many partners and supporters are prepared to help the City build upon the Downtown Revitalization Initiative. Each group presents a different skill set, specific strengths, and diverse knowledge to offer to the community. Through triumph and struggles, success and challenge, the community has always remained unified. The response to revitalization initiatives and plans show the same level of passion and cooperation, illustrated in the letters of support enclosed. The City of Amsterdam has conducted an open and robust community engagement process resulting in a vision for downtown revitalization.

LOCAL PLANNING COMMITTEE



Michael Villa
Mayor
City of Amsterdam



Bill Beaki
1st Ward Alderman
City of Amsterdam



Chad Majewski
3rd Ward Alderman
City of Amsterdam



Rob Spagnola
Recreation Director
City of Amsterdam



Danielle Whelly
Recreation
Assistant Director
City of Amsterdam



John Duchessi
Executive Director
AIDA



Gina DeRucci
Board Member
AIDA



Joe Emanuele
Board Member
AIDA



Kenneth Rose
Director
Montgomery
County Business
Development
Center



Amanda Bearcroft
Senior Planner
Montgomery
County Business
Development
Center



Michele Pawlik
Marketing Coordinator
Montgomery
County Business
Development
Center



Andy Santillo
Staff Assistant
Montgomery
County Business
Development
Center



Gina DuBiere-Gibbs
Director of Tourism
Fulton Montgomery
Regional Chamber of
Commerce



Kelly Quist-Demars
Constituent
Representative
Congressman Paul D.
Tonko NY20



Michael Whitty
Chief
Fire Department
City of Amsterdam



Grant Egelston
Code Enforcement
City of Amsterdam



Ladan Alomar
Executive Director
Centro Civico



Bill Teator
Managing Member
DEW Ventures, LLC



Greg Culick
Chief
Police Department
City of Amsterdam



Robert von Hasseln
Prairie
Historic Amsterdam
League



Nicole Hemsley
Director
Amsterdam Free
Library



Paul Garry
Chairman
Planning Commission



Tim Berlin
Owner
Sharp Shooters

Downtown Identification

City of Amsterdam: Welcome Home



8. Project List to Demonstrate Readiness: Describe opportunities to build on the strengths described above by providing a list of transformative projects that will be ready for implementation with an infusion of DRI funds within the first one to two years (depending on the scope and complexity of the project) and which may leverage DRI funding with private investment or other funds. Such projects could address economic development, transportation, housing, and community development needs. While such projects should have demonstrated public support, it is recognized that projects will ultimately be vetted by the Local Planning Committee and the State. Explain how most projects proposed for DRI funding demonstrate their readiness for implementation.



While the City understands that projects funded through DRI will be determined through a local planning process, the City has identified multiple project concepts which could be implemented within the first one to two years of DRI funding. The below detailed projects have the potential to transform Amsterdam into a walkable Downtown destination. Each of these measures will contribute to the overall development of the area.

DRI PRIORITY PROJECTS 2019-2021

1. **Culinary Incubator.** The Amsterdam Culinary Incubator will attract and provide support to diverse food businesses in a range of stages, from new to established, from across the Capital/Mohawk Valley and Upstate New York, while developing and solidifying the Southside neighborhood's reputation as a destination for food and culture. Cost: \$3,265,200
2. **Community Dog Park.** The project would construct a fenced in leash free dog park on the southside of Amsterdam. The site would be utilized by any city resident but also by the new residents of the Chalmers Mills Lofts apartments. The site that was selected is just over half an acre in size and could accommodate large and small dogs of all breeds. The parcel would be owned and maintained by the City. Cost: \$75,000
3. **Chalmers Mills Lofts Streetscape and Parking Improvements.** The newly developed Chalmers Mills Lofts project is looking at Phase II development. This includes civic streetscaping, curbing, riverfront boardwalk, 3-season pavilion spaces, and walkway integration with MVGO, and 21,351 square feet of surface parking. Cost: \$898,000
4. **Bridge Street Pole Removal.** The City of Amsterdam is looking to remove the telephone lines located on the Southside of Amsterdam on Bridge Street and replace them underground. Cost: \$600,000
5. **2 River Street.** Z Core has embarked on a project to construct a restaurant in a space adjacent to the south entrance of the Mohawk Valley Gateway Overlook pedestrian bridge (MVGO). The project is at the point where the owners are advertising the property for either lease or purchase to developers. Cost: \$250,000
6. **Route 5 Removal.** Removal of the existing NYS Route 5 that runs through the City will be removed, in order to funnel people and traffic into the city's core and to create greenspace and redevelopment opportunities along the waterfront. Cost: \$5,000,000
7. **Multimodal Station.** The City of Amsterdam is looking to relocate the existing Amtrak station that exists outside of the downtown, and establish a multi modal facility in the heart of the city. The project provides opportunity for space for all future needs, including rail, bus, car share services, and taxi service, and bicycle facilities, while providing walkability to the waterfront. Cost: \$29,000,000
8. **6 Market Street.** 6 Market St. is a renovation of a former two-story bank building that is being looked at as a modern open plan office spaces. The project will bring approximately twenty-five employees to the City's center core. Cost: \$1,000,000
9. **Former Key Bank Building.** Rehabilitation of the former Key Bank branch building into an upscale high-end loft apartments presently is being built in the eight-story building, also the building first floor is being slated to house Montgomery County's first micro-brewery. Cost: \$1,000,000

- 10. 20-22 Main Street.** 20-22 Main Street will be transferred by the City of Amsterdam to the Amsterdam Industrial Development Agency in order to construct and rehabilitated into mixed use. Occupancy will include two retail spaces and four apartments in the core of downtown Amsterdam. Cost: \$700,000
- 11. Chuctanunda Creek Trail.** Phase II of the project will consist of the creation of more wayfinding signage exhibits, and pedestrian improvements in the form of pedestrian safety measures, cross walks, and striping. The project will also include an interactive geo spatial app, along with brochures and marketing materials. Cost: \$80,000
- 12. Amsterdam Library.** The Library is proposing demolishing the current addition and constructing a new three-story addition. A new, modern addition would carry our 115 year-old Carnegie Library into the 22nd Century. A modern, energy efficient construction that would add elements of service that at this point are not available anywhere in our city or surrounding area. Cost: \$4,300,000
- 13. Wayfinding Signage.** Developing a vehicular and pedestrian wayfinding system, that will create an overall identity for the City and its historic character. Cost: \$200,000
- 14. Bringing Back the Grid.** This proposal seeks to reopen Main Street and reconnect the city, providing a great opportunity for redevelopment and increased traffic into downtown. Transforming this behemoth of a structure in our efforts to redevelop the city's downtown would reconnect the east and west ends and provide many more opportunities for financial prosperity. Cost \$40,000,000
- 15. Marina/Ferry Service.** The City of Amsterdam seeks to create a marina as a public/private venture, as well as create a ferry service along the Mohawk River. Cost: \$16,000,000
- 16. Community Center/Recreation Center.** The City and Centro Civico will be working together to create a Recreation and Community Complex. This complex will have both indoor and outdoor amenities including recreation, education, and a sports facility. Cost: \$5,000,000
- 17. Parking Garage.** The City is envisioning a two to three story parking garage to support increase parking needs from businesses and the City/Centro Civico Community Center and Recreation Center. This will offset parking that will be lost when the old, deteriorating parking structure at the Riverfront center is taken down to reestablish the grid. Cost: \$2,000,000

Downtown Identification

City of Amsterdam: Welcome Home



9. Administrative Capacity. *Describe the extent of the existing local administrative capacity to manage this initiative, including potential oversight of concurrent contracts once projects are selected for award.*

This application was developed through the City of Amsterdam DRI Local Planning Committee. Through on-going partnerships the committee embraced the idea that a Regional approach to economic and community revitalization will lead to our greatest chances for success. As seen throughout our application, the City of Amsterdam has a great deal of support from our businesses, organizations, and community as a whole. We know that it will take a team effort to accomplish the level of revitalization that we are aiming for.

With all partners at the table, coupled with the capacity of a Community Economic Development Director at the City, which was currently added to the City's new budget and will take effect on July 1. This project will be a successful downtown revitalization initiative, and will include the transformation efforts needed for the City that sparks positive change for the future.

The City of Amsterdam and Montgomery County have an extensive experience in administering large-scale, federal- and state-funded projects concurrently with a track record of success. Together the two entities will be in charge of handling all technical, administration, and financial requirements of the Mohawk Valley Downtown Revitalization Initiative: Round Three.

Amsterdam is envisioned to become not only an attractive downtown and livable community but also a regional destination as an urban hub of the Mohawk Valley, and act as the gateway between the Greater Capital District, the Adirondack Park, and New York City. The City of Amsterdam is a prime example of an area which already holds all of the characteristics needed for a vibrant community where tomorrow's workforce will want to live, work, and raise families. The City needs continued investments to reinforce what the residents and business owners have already been building upon.

10. Other. *Provide any other information that informs the nomination of this downtown for a DRI award.*

The Amsterdam DRI is aligned with strategies for economic transformation, leveraging significant private investment, and strengthening a rebounding community. The Amsterdam DRI creates a livable, workable, walkable, mixed use district that the City hasn't seen in nearly a century.

Build Vibrant Communities. We are strategically building a new, sustainably diverse downtown, which includes both sides of the Mohawk River and complements the retail aspect while incorporating crucial mixed-use components including **transportation, housing, recreation, education, employment, and true community facilities**. Amsterdam's transformed downtown will truly epitomize the ideal **"Live, Work, Play"** model, helping us to retain and attract residents, visitors, and businesses.

Agribusiness and Craft Food & Beverage. The Amsterdam Culinary Incubator will attract and provide support to diverse food businesses in a range of stages, from new to established, from across the Capital/Mohawk Valley and Upstate New York, while developing and solidifying the Southside neighborhood's reputation as a destination for food and culture. The Former Key Bank building is also marketing the first floor to the City's first microbrewery.

STEM Industries. The Amsterdam Free Library plans to implement STEM initiatives as a type of startup business incubator and teaching classroom. To counter increasing school dropout rates,

Downtown Identification

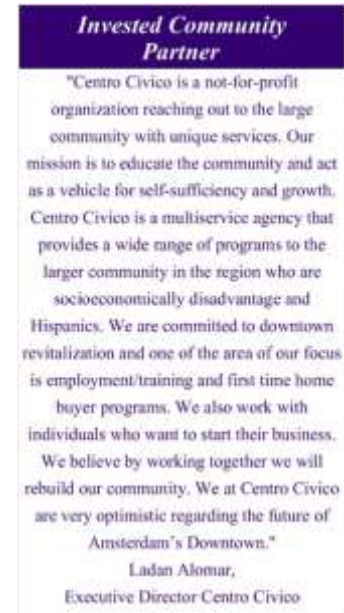
City of Amsterdam: Welcome Home



space would also be created for youth to explore real life alternatives (writing a business plan, creating a logo, filming a commercial, printing prototypes, printing merchandise, recording podcasts, YouTube videos, stop motions films).

Tourism. Both the Downtown Market Analysis and the Pedestrian Bridge Potential Markets Study revealed that the City has the opportunities and strengths to capitalize on revitalization through tourism initiatives. Through promotion of our community's assets, recreation amenities, and exceptionally popular events, Amsterdam has made substantial strides in generating tourism and improving community morale with Award Winning Tourism and Community Development Initiatives.

- The Mohawk Valley Gateway Overlook pedestrian bridge has been the recipient of many awards for its impact on the community, most notably the **New York State American Planning Association Great Places: Public Spaces Award**.
- In 2017, Amsterdam Recreation was the first municipal organization to win the **Fulton Montgomery County Tourism Partner Award**. Amsterdam stood out amongst all of the other businesses and organizations in both Fulton and Montgomery County and was recognized for our outstanding achievements in bringing visitors to the area while promoting the positive aspects of our community.



Opportunity Agenda. Working with Centro Civico to create a Community Center Complex in the heart of the east end which will maximize opportunity for families and develop programs specifically aimed at breaking down language and cultural barriers. The Amsterdam Free Library is working on an addition of an incubator space which will help to build a more business friendly environment and entice new business ventures.

The City of Amsterdam's downtown has always been the biggest determining factor to the community's success. Amsterdam grew to the city that it was because of its location along the Erie Canal and the Chuctanunda Creek. With the assistance of the Governor's Downtown Revitalization Initiative, Amsterdam will finally be able to turn the corner, and become the vibrant community that it has always had the potential to be.

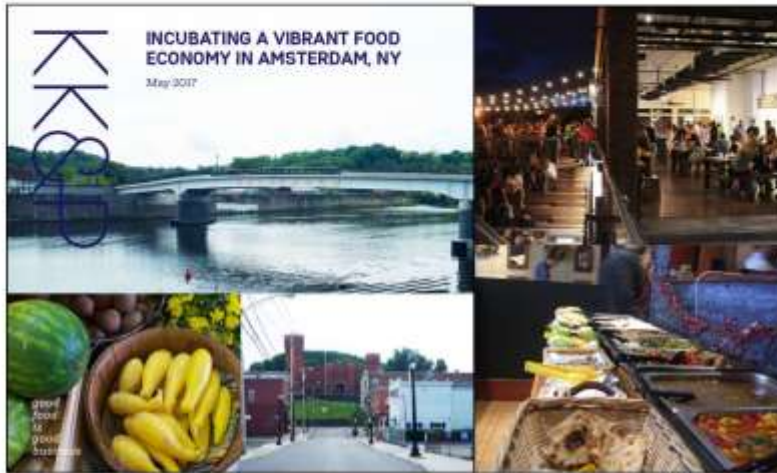
Our downtown revitalization progress and goals are focused on bringing to life our beloved Amsterdam Oratorio quote.

"What once was home is home again – My Amsterdam."

We will entice residents to move back to the area and call Amsterdam their "home again." Current residents will rediscover pride in their community and proudly call our city "My Amsterdam." New businesses, visitors, and residents will be eager to come to the city that everyone so warmly refers to as "home." We welcome you to take a look at all of the progress we are making. Explore everything that our unique waterfront community has to offer. Come and play a part of the excitement of the rebirth and reawakening of our City.

Welcome to the City of Amsterdam. **Welcome Home.**

1. CULINARY INCUBATOR



The Amsterdam Culinary Incubator will attract and provide support to diverse food businesses in a range of stages, from new to established, from across the Capital/Mohawk Valley and Upstate New York, while developing and solidifying the Southside neighborhood's reputation as a destination for food and culture. The incubator will be 1) a hub of activity that combines multiple functions of dining, education, food production, events and festivals, retail, and business support within a concentrated geographic area, 2) a flagship for the Southside's identity as a food destination, with highly visual, immersive, and delicious experiences to be had by visitors, and 3) an engine for the Southside's development as a food and culture destination, nurturing food businesses that will graduate beyond the incubator, many of which may seek to establish permanent homes in the Southside.

The proposed culinary incubator will include a "tastes of the world" menu. This concept will capitalize on Amsterdam's rich heritage and diverse population, featuring cuisines from every ethnicity and background. The incubator will achieve this vision with an anchor facility and a mix of programs. The facility will include indoor and outdoor space, some of which will be accessible to the public and some of which will be "back of house" space for food production and administrative functions. Based on the concept developed by the team, the building would be approximately 11,000 square feet, with 10,000 square feet of outdoor space split between an area for the farmers' market, a garden and parking.

- A feasibility study was conducted for this project and found Amsterdam was a favorable environment for this type of an incubator
- The plan "Incubating a Vibrant Food Economy in Amsterdam, NY", found that Amsterdam sees leakage of nearly \$7 million annually, or about 60% of the city's total full-service restaurant demand. Amsterdam residents only spend about 40% of their restaurant dollars within the borders of Amsterdam. Moreover, at the level of the 25-mile radius region, leakage in the same sector is over \$108 million, which amounts to 20% of total demand. These numbers indicate that there is potential for restaurant businesses to capture more spending from residents of Amsterdam and the larger region.
- Entice entrepreneurs and restaurateurs to come to Amsterdam
- Provide a feeder system for the Southside food hub
- Help to create a critical mass by providing a diverse dining experience
- Adds to the City's goal of building on its business-friendly environment
- Provides a workforce pipeline with opportunities to partner with businesses, local schools, and community colleges

PROJECT COST:

\$3,265,200

OWNER:

TBD

ADDRESS:

Erie Street
Amsterdam, NY

STATUS:

A Culinary Incubator Study was completed in 2017 that outlines costs and steps to move forward.

INVESTMENTS MADE:

\$75,000

PROJECT REFERENCED IN:

Culinary Incubator Study
Amsterdam Opportunity Analysis
Comprehensive Plan
Waterfront Heritage Area BOA



2. COMMUNITY DOG PARK



During a recent public input session, City residents were given a survey on sixteen features and elements that they would like to see implemented within the city. Dog parks were the second most wanted feature determined from the survey takers. The City of Amsterdam currently has no dog parks located within the municipality, or even the County. The project would look at constructing a fenced in leash free dog park on the southside of Amsterdam. The site would be utilized by any city resident but also by the new residents of the Chalmers Mill Lofts apartments. The site that was selected is just over half an acre in size and could accommodate large and small dogs of all breeds. The parcel would be owned and maintained by the City.

- Close proximity to the new 130 unit apartment complex and the related influx of residents
- Fill a void in the county and have a regional impact
- Add to quality of life for residents
- Fulfill an identified community need and desire
- Add diversity to the city's parks and recreational amenities
- Ideal location near Amsterdam's waterfront, the Mohawk Valley Gateway Overlook bridge, and downtown amenities
- Provides an extension of the city's trail system – including the Erie Canalway Trail – for dog owners to utilize.
- Adds a trendy feature to Amsterdam's downtown area

**PROJECT COST:**

\$75,000

OWNER:

City of Amsterdam

ADDRESS:

Erie Street
Amsterdam, NY

STATUS:

Cost estimates and a location have been vetted out.

PROJECT REFERENCED IN:

Waterfront Heritage Area BOA
NY Rising Plan



3. CHALMERS MILL LOFTS STREETSCAPE & PARKING



Next steps

- Streetscape, sidewalks, riverside civic space improvements.
- Public parking development supporting growing destination uses.

KCG Development, with local Saratoga Springs based partner, DEW Ventures, LLC, have agreed to acquire the three-acre former industrial Chalmers Knitting Mill footprint from the City of Amsterdam. The City previously undertook a NYS DEC certified brownfield cleanup of the site helping attract commercial redevelopment. KCG's planned \$30 million mixed use community development is approved by the City Planning Commission. It leverages prior public investments in nearby parks, recreation and cleanup, and DRI investments to enhance the adjacent streetscapes, civic spaces & parking improvements. The project features four stories of workforce and middle income housing in this pedestrian friendly downtown core proximate to nearby job centers. It will include a boardwalk along the river to provide further trail linkages in our city, and will also include an outdoor community space and market. In addition, it will deliver a needed 300-seat event banquet facility. The Chalmers Mill Lofts 130 rental housing units consists of 84 two-bedroom and 46 one-bedroom units. The high quality, modern apartments will be marketed to credit-qualified area working households. It serves the market gap for updated housing demonstrated by an independent housing market analyst, Novogradac, recognized by NYS DHCR and nationally. The 15,000 square foot commercial restaurant and event facility fills a significant void in Amsterdam and the surrounding region. This will be the first banquet facility of this size in all of Montgomery County and it will not allow local social, civic, charitable and similar events to spend time and money in their own community, but it will also attract more tourism and outside spending. The restaurant and banquet facility will be operated by the proven and popular Lanzi Brothers, successful operators of four other area businesses now in their 4th generation of food and hospitality business "Lanzi's Southside." The programming of these uses at Chalmers Mill Lofts was influenced by the combination of City, County and regional leaders master planning financed by a grant from the USDA and receiving community input.



PROJECT COST:

\$898,000

OWNER:

KCG Development

ADDRESS:

21-41 Bridge Street
Amsterdam, NY

STATUS:

KCG Development purchased the land from the City and have gone through site plan review and received approvals. Construction is slated to begin in 2018.

INVESTMENTS MADE:

\$30,000,000

PROJECT REFERENCED IN:

Culinary Incubator Study
Amsterdam Opportunity Analysis
Comprehensive Plan
Waterfront Heritage Area BOA
District Revitalization Strategy



4. BRIDGE STREET POLE REMOVAL



PROJECT COST:
\$600,000

OWNER:
City of Amsterdam

ADDRESS:
Bridge Street
Amsterdam, NY

STATUS:
Planning phase

PROJECT REFERENCED IN:
Comprehensive Plan
Waterfront Heritage Area BOA
District Revitalization Strategy

This project will include the removal of the unsightly telephone lines located on the Southside of Amsterdam on Bridge Street. Burying the lines underground will completely change the appearance of the downtown area helping it to become more aesthetically appealing. The streetscape will be transformed allowing for more focus to be placed on the beautiful features of this area including the quaint restaurants, the Amsterdam Castle Bed and Breakfast, and the Southside Veterans Memorial Park. Amsterdam's Southside is becoming stabilized and increasingly vibrant with activities and events. With traffic reconfiguration and improvements on sidewalks and streetscapes, Amsterdam is moving toward a more vibrant downtown. Once these poles and lines are removed and replaced the Southside downtown area will become an even more attractive and vibrant location for residents and business owners alike.

- The removal of the telephone lines cleans up the area and opens up the view from one end of the street to the other
- The aesthetics of Bridge Street are the first thing you notice when coming off the beautiful Mohawk Valley Gateway Overlook bridge
- Streetscape improvements will spark further aesthetic improvements, enticing even more future development and investment



5. 2 RIVER STREET



Amsterdam-based company, Z Core has embarked on a project and invested more than \$100,000 to construct a new, waterfront restaurant facility adjacent to the south entrance of the beautiful Mohawk Valley Gateway Overlook pedestrian bridge (MVGO). The project was completed in the winter of 2018 with basic construction and most of the exterior finishing of the 2,200 square foot building. The owners are advertising the property for either lease or purchase to developers and are looking for an investor or an experienced restaurateur. Once a developer is identified, to either buy or lease, Z Core will work with them to customize the fit up to suit their vision and needs.

- One of the first bricks and mortar construction projects in the City in many years
- Prime waterfront location
- Proximity to resident and tourist draws – Riverlink Park, the MVGO, events and festivals along Bridge Street
- Growing Southside restaurant district
- Proposed Culinary Incubator Project will attract entrepreneurs and restaurateurs, feeding business owners into the Southside's available spaces
- Accessibility from the NYS Thruway and NYS Route 30
- Walkable and bikeable from both the North and South downtown areas

**PROJECT COST:**

\$250,000

OWNER:

Z Core

ADDRESS:

2 River Street
Amsterdam, NY

STATUS:

Construction of the building was completed in the winter of 2018. Currently looking for a tenant.

INVESTMENTS MADE:

\$100,000

PROJECT REFERENCED IN:

Amsterdam Opportunity Analysis
Waterfront Heritage Area BOA



6. ROUTE 5 REMOVAL



This project and the removal of the eastbound portion of New York State Route 5 and repurposing it to create desirable "Greenspace" is critical to driving more traffic into the city's downtown. The increased greenspace will also add to the quality of life for residents, while providing a more attractive downtown area. The New York State Department of Transportation (NYSDOT) has conducted multiple traffic pattern studies along the corridor and is eager to partner with the city on the removal of this road, west of the city's downtown. Over the years NYSDOT has worked with the city to reintroduce two-way traffic along Main St, which is currently signed as westbound of Route 5. Removing the Route 5 bypass will help funnel people into the city's core and help it move forward with redevelopment of the its downtown. This project also allows the city to create more open space and preserve our community's natural environment while gaining increased access to our waterfront.

Next steps

- Traffic Study for removal of Route 5 bypass
- Remove Route 5
- Redirected traffic back into downtown Amsterdam
- Complete street system
- Create Parking Development
- Create the multimodal center
- Creation of Community and Reaction Center
- Visual anchor for historic downtown redevelopment and waterfront
- The vision of the Mohawk Valley Gateway Overlook (MVGO) Pedestrian Bridge connecting the south side to the north side



PROJECT COST:

\$5,000,000

OWNER:

NYS Department of Transportation

ADDRESS:

NYS Route 5
Amsterdam, NY

STATUS:

Feasibility studies have been completed by NYSDOT, and the project was included in multimodal study.

PROJECT REFERENCED IN:

Multimodal Study
Comprehensive Plan
Amsterdam Opportunity Analysis



7. MULTIMODAL CENTER



The City of Amsterdam is planning to relocate the existing Amtrak station that exists outside of the downtown and establish a multi modal facility in the heart of the city. The project provides opportunity for space for all future transit needs, including rail, bus, car share services, taxi service, and bicycle facilities. It will also include a mixed-use component, creating available downtown commercial space while providing accessibility to the waterfront and a north-south downtown connection. The project would be a visual anchor for historic downtown redevelopment by being a catalyst for bringing people to the downtown core. Public transit projects serve as catalysts by connecting communities, stimulating local economies, improving resident and visitor mobility alike, providing access to employment opportunities, and helping to enhance overall quality of life. The City has secured funding for the initial planning stages to relocate the Amtrak Station to a downtown location,

- Project includes a Transit Oriented Development (TOD) component to create a vibrant, livable, sustainable community. The TOD will help to achieve the goal of a compact, walkable, pedestrian-oriented, mixed-use downtown centered around a high-quality transit system
- Site is available after Route 5 Removal Project is complete
- Continues progress of Mohawk Valley Gateway Overlook (MVGO) Pedestrian Bridge in providing a connection from the southside downtown to the northside downtown via a pedestrian walkway over the train tracks and roadway
- Keeps train station easily accessible to local and regional users
- More accessible for multimodal operations (e.g., buses)
- Is feasible (logistically) economic redevelopment catalyst project (shovel ready)
- Allows for greater flexibility for Riverfront Center redevelopment and Bringing Back the City's Grid Project
- Connectivity and accessibility to the waterfront
- Visual anchor for historic downtown redevelopment
- Can leverage additional Department of State and Department of Transportation funding for next phase

**PROJECT COST:**

\$29,000,000

OWNER:

TBD

ADDRESS:

Market Street
Amsterdam, NY

STATUS:

Feasibility study has been completed with next steps and pricing outlined

INVESTMENTS MADE:

\$230,000

PROJECT REFERENCED IN:

Multimodal Study
Amsterdam Opportunity Analysis
Comprehensive Plan
Waterfront Heritage Area BOA



8. 6 MARKET STREET



The 6 Market Street Project includes the renovation of a former two-story bank building that has been an anchor to the historic downtown Main Street. The rehabilitation project will convert the building into modern open plan office spaces. The former bank building is handicap-accessible and is at the foot of the proposed access bridge for the multimodal center that will connect to the Mohawk Valley Gateway Overlook (MVGO) Pedestrian Bridge and the Southside downtown area. The project will bring approximately twenty-five employees to the City's center core and will include:

- Architecturally designing and renovating the building to match the proposed Multimodal train and bus station with front fascia facing proposed train station site. Architectural features to be added based on the Multimodal Station and potential tenant needs.
- General renovations of entire building on the first and second floor including but not limited to, carpet, sheetrock, tile, painting, electrical updates, bathrooms, plumbing etc... to ensure suitability for around 20 employees on each side of the newly renovated space.
- Renovation and update of basement space in building to ensure weatherproofing and suitability for storage.
- Weatherproofing the roof
- Addition of sprinkler system in the building to meet NYS Building Code Requirements
- Renovation of space to ensure handicap accessibility throughout
- Removal of former bank drive-thru
- Installation of two elevators, one on the east and one on the west side of the building
- Renovation of staircases and updating building to meet fire code
- Asbestos removal from any location found in building
- Removal of old furnace and replacement with high efficiency system
- Splitting of the gas and electric meters to one on each side of building
- Installation of LED exterior and interior lighting for energy efficiency
- Resurface and relining of parking lot.
- Addition of landscaping around building including plants, sidewalks, and decorative aspects.

**PROJECT COST:**

\$1,000,000

OWNER:

Cast Mgt, LLC

ADDRESS:

6 Market Street
Amsterdam, NY

STATUS:

Planning & Design

PROJECT REFERENCED IN:

Amsterdam Opportunity Analysis
Comprehensive Plan



9. FORMER KEY BANK BUILDING



This project includes the rehabilitation of the former Key Bank branch building in Amsterdam's historic downtown. This mixed-use project is underway with substantial private investment. The owner of the building is renovating the top floors of this eight-story building into upscale high-end loft apartments overlooking the city's downtown and waterfront. The first floor is being slated to house Montgomery County's first micro-brewery. The former Key Bank building is an ambitious adaptive reuse project and is Main Street's anchor building for ongoing redevelopment as a mixed use, high scale, and market rate residential building with commercial usage will substantially increase the number of residents and traffic downtown.

- This building is a prominent fixture in Amsterdam's historic downtown
- Upscale apartments would add a level of sophistication to the downtown while attracting professionals with spending power
- Close proximity to transportation, recreational amenities, entertainment, nightlife, and employment opportunities
- A micro-brewery would bring increased tourism while opening doors for future craft beverage and food opportunities and partnerships
- A great public/ private project
- Aligns with the MVREDC strategic goals and regional priorities
- Fills a void in city and county with the first craft beverage facility
- Ideal location within one mile from the NYS Thruway, NYS Route 30, NYS Route 5, NYS Route 67, and the proposed multi-modal transit station.

**PROJECT COST:**

\$1,000,000

OWNER:

Cranesville Block

ADDRESS:

27 E Main Street
Amsterdam, NY

STATUS:

Upper floor apartments are being renovated, while businesses for the first floors are being sought after

INVESTMENTS MADE:

\$650,000

PROJECT REFERENCED IN:

Amsterdam Opportunity Analysis
Comprehensive Plan



10. 20 - 22 MAIN STREET



The 20-22 Main Street project will include the renovation of a current abandoned downtown building to a mixed use residential/commercial development. Foreclosed and deteriorated buildings on Main Street will be transferred by the City of Amsterdam to the Amsterdam Industrial Development Agency in order to be rehabilitated and converted. The new development will bring needed retail space and apartments to the core of downtown Amsterdam's Main Street, in an effort to attract professionals who are looking for the quintessential downtown setting with a live, work, play capacity. The completion of the Sentinel of Amsterdam Assisted Living facility with nearly 80 new jobs, nearby retail shops and eateries, the entertainment and nightlife at Sharpshooters Billiards and Sports Pub and La Piazza Social Club, the Riverlink Park free Summer Concert Series and event venue, the Amsterdam Train Station Relocation/ Multi-Modal Transit Station that is proposed to be developed along the waterfront, and the creation of the new Chuctanunda Creek Trail, makes this area ripe for additional development as a young professionals' hub, catering to those looking for a vibrant, urban lifestyle. This area has potential to further capitalize with the possibility of making it a car-free pedestrian friendly downtown.

- Mixed use development fits with the city's downtown vision
- Close proximity to other recreation amenities including the Mohawk Valley gateway Overlook Bridge, Riverlink Park, and the Chuctanunda Creek Trail
- City owned property
- Reduce blight, spurring further revitalization downtown
- Will put property back on tax role and create additional economic development in the downtown area

PROJECT COST:

\$700,000

OWNER:

AIDA

ADDRESS:

20 - 22 Main Street
Amsterdam, NY

STATUS:

Has had an engineer look at the building and worked with AIDA on how to move forward

PROJECT REFERENCED IN:

Comprehensive Plan
Amsterdam Opportunity Analysis



11. CHUCTANUNDA TRAIL



This project has been underway for nearly 20 years, increasing in momentum and support. The Chuctanunda Creek trail is a 4 mile path one-way that starts at the Erie Canal and follows the creek through the City, along a route mixed with industry and nature. The trail contains numerous points of interest including waterfalls, bridges, and historic landmarks. It starts on city streets and ends with a beautiful 1.3 mile Greenway trail, right in the heart of the City.

The City is nearly complete with Phase I, which consisted of clearing the Greenway portion of the trail for access, creation of wayfinding signage and point of interest signage along the trail to aid in both community program development as well as historical, geological, and ecological tours. The City has also created a logo and an interactive trail map online to be utilized by mobile device for self-guided tours. Another significant aspect of Phase I included securing funding to conduct a structural analysis of the conditions of the former Mohasco Mills Powerhouse building to be utilized as an exhibit and point of interest along the trail.

Phase II of the project will consist of the creation of more wayfinding signage exhibits, pedestrian improvements in the form of pedestrian safety measures, cross walks, and striping, and measures to secure the Powerhouse building to allow for public entry. The project will also include an interactive geo spatial app, along with brochures and marketing materials. Funding will assist in Phase II of the Chuctanunda Creek Trail Project, further transforming what has been an informal path to an official mixed-use public trail.

- Provides trail linkages, connecting the Erie Canalway Trail on Amsterdam's Southside all the way to the Shuttleworth Park Trail at the northernmost portion of the city
- A true team project with steering committee members from the city, county, Montgomery County Tourism, the Historic Amsterdam League, the Erie Canalway National Heritage Corridor, and Montgomery County Soil and Water Conservation District
- Provides not only recreation, but also an education – geology, ecology, biology, history
- Creates a beautiful nature trail right in the middle of the city
- Bringing attention to the community's hidden gem and natural resource, the Chuctanunda Creek
- Helping to preserve open space, natural beauty and critical environmental areas

**PROJECT COST:**

\$80,000

OWNER:

City of Amsterdam

ADDRESS:

Amsterdam, NY

STATUS:

The City is nearly complete with Phase I of the project.

INVESTMENTS MADE:

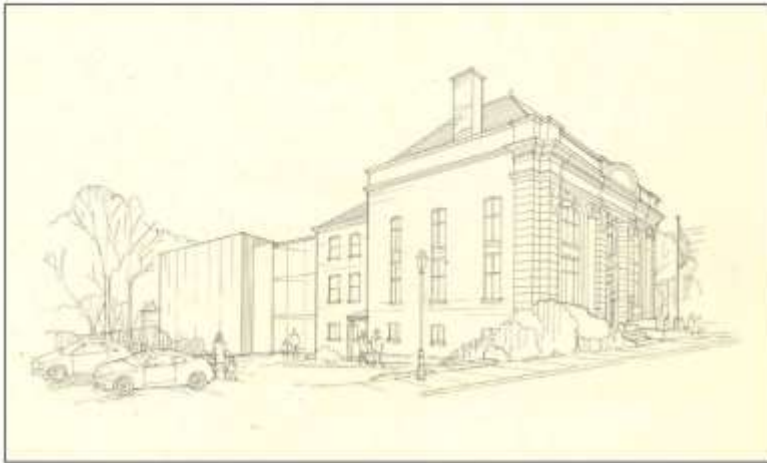
\$83,000

PROJECT REFERENCED IN:

Comprehensive Plan
Amsterdam Opportunity Analysis
LWRP Plan



12. AMSTERDAM LIBRARY



The Amsterdam Free Library, a 115 year old Carnegie Library, built an addition in the 1970's. Due to structural issues, the addition is pulling itself away from the original building. The Library is proposing demolishing the current addition and constructing a new three story addition. The Library would extend the footprint of the addition, as it stands now, adding 10-12 feet. A new, modern space would complement the history and construction of the original building, carrying the Library's history into the 21st Century. Modern energy efficient construction would add elements of service, which at this point, are not available elsewhere in the city or immediate surrounding area. The goal is to transform the library into an innovation hub, business incubator, and a community resource center.

- Add solar panels and a water catchment system on the roof that would feed garden beds to be built and used for STEM programming.
- Add a new, full-size elevator that would tie access to the original building and all floors of the new addition. With removal of the current elevator, there would be the ability to open the building up to its original design. This removal would allow the second floor classroom stairs to be moved back to their original position and reopen the floor around the dumbwaiter creating a mezzanine, with skylight, which was part of the original building.
- It is proposed that the lowest level of the new addition will extend out from the original basement to create a modern Makerspace. Creating a new Makerspace would provide opportunity for more technology and instruction including 2-3 small private meeting rooms and a small recording room each with soundproof glass. Each would have minimal furniture (desk, chairs) to be reserved for private meetings as well as temporary office space for new entrepreneurs.
- On the main floor, the Library would have new stacks (bookshelves) for their adult collection. Also on this level, a new composite deck with awnings, French doors, and a pleasant seating area would allow the Library to facilitate a number of programs outside during the warmer months. Stairs would lead down to the lawn/gardens with a locking gate for security when the space is being used by small children.
- On the third floor of the new addition, the Library envisions a large conference room and art gallery. There are few spaces within the city that can host a large number people at one time. The room will include a large new white board and projection system. At the end of the room will be a small raised stage for live plays, poetry and book readings.

PROJECT COST:

\$4,300,000

OWNER:

Amsterdam Free Library

ADDRESS:

28 Church Street
Amsterdam, NY

STATUS:

The library has been working with an architectural firm on improvements and feasibility studies to the building

INVESTMENTS MADE:

\$300,000

PROJECT REFERENCED IN:

Amsterdam Opportunity Analysis



13. WAYFINDING SIGNAGE



This project includes the development of a vehicular and pedestrian wayfinding system for destinations throughout the City. The City has many great amenities, but some can be difficult to find or navigate without proper signage. This wayfinding system will be cohesive and consistent as it will help with marketing initiatives, placemaking efforts, and tourism generation. The right signage can help create an overall identity for the City.

- The signage will be compatible with the city's downtown character
- Help to differentiate existing and emerging districts
- Direct visitors to parking areas
- Trailblazer signage for interstate, state roads, and primary bicycle trails
- Reduce visual clutter and increase consistency of City signage
- Promote walking, bicycling, and use of mass transit
- Support the developing regional interpretive trail system
- Reinforce historical and regional trail themes by incorporating regional trails and historic sites into City interpretive signage;
- Integrate the Chuctanunda Creek Trail interpretive signage
- Address ADA guidelines and considerations in the design of the program

PROJECT COST:

\$200,000

OWNER:

City of Amsterdam

ADDRESS:

Amsterdam, NY

STATUS:

Cost estimates were received

PROJECT REFERENCED IN:

LWRP Plan

Amsterdam Opportunity Analysis

Waterfront Heritage Area BOA

District Revitalization Strategy



14. BRINGING BACK THE GRID



When the Riverfront Center was built in the 1970s, it fit a growing retail need for the city's downtown and created a destination for visitors to come to Amsterdam for their goods and services. As time has gone on and traffic patterns at malls have changed, the Riverfront Center has become more of a stumbling block that interrupts the city's downtown flow, rather than an attraction. This proposal seeks to reopen Main Street and reconnect the city, providing a great opportunity for redevelopment and increased traffic into downtown.

There are currently two ideas as to how restoring the grid could be accomplished.

1. Open up the ends of the current structure and asphalt the middle section of what is the first floor. This would provide a natural continuation for Main Street as this is where the original street actually was before the mall was built. Then, rebuild the facades on either side of the structure to create a walkable and drivable downtown street
2. A second option would be to simply demolish the entire structure and rebuild a traditional mixed use Main Street. This would provide incredible opportunities for development with its proximity to the river and other amenities, while dramatically increasing the city's downtown footprint.

The Riverfront Center is currently one of the first things many see when visiting Amsterdam. It has also been a constant reminder and symbol for residents of the collapse of the city's industrial success. By transforming this behemoth of a structure in our efforts to redevelop the city's downtown, we could reconnect the east and west ends of our city, improve community morale, and provide many more opportunities for financial prosperity.

- Large site requiring master planning and significant investment for restoration of urban center
- The former mall is a "cork" that blocks Main Street and access to Riverfront Park
- The east side is currently cut off and will be connected with the recreation of the City grid
- Redirect traffic back into downtown Amsterdam
- Complete street system
- Tackle an issue that would significantly improve community morale Transform a large area of blight



PROJECT COST:

\$40,000,000

OWNER:

Cranesville Block

TBD

ADDRESS:

Main Street

Amsterdam, NY

STATUS:

Feasibility study has been completed with next steps and pricing outlined

PROJECT REFERENCED IN:

Multimodal Study

Amsterdam Opportunity Analysis

Comprehensive Plan



15. MARINA/FERRY SERVICE



The City of Amsterdam is looking to create a public and private marina on the southside of Amsterdam, and establish a ferry service along the Mohawk River and historic Erie Canal. With its ideal waterfront location on the Mohawk River, Riverlink Park exists across from the proposed area, offering a dock as well as showers, laundry, food, and fresh water and electrical power for visitors traveling along the River by boat. Families are welcome as there is also a playground for children to enjoy throughout the summer as well as community events including a free concert series. Creating a marina and ferry service across from the already successful Riverlink Park will add more jobs and bring increased tourism to the City's waterfront, while utilizing both sides of the City's downtown.

- A ferry service has been previously discussed for the area, as such services exist to the east and west of Amsterdam but none service the municipality.
- The project would create additional placemaking and tourism opportunities
- These services would complement the amenities and activities already established at Riverlink Park
- The ferry service would give people other means to travel across the county and region.
- A marina would provide additional docking for residents and tourists, as Riverlink Park's docks are often full
- Both the ferry and marina would offer additional recreational amenities for residents
- The marina and ferry service would be in close proximity to the new 130 unit apartment complex, banquet facility, southside area restaurants, bocce courts, Erie Canalway Bike Trail, kayak rental business, and boat launch, and would add to the creation of the downtown critical mass.

PROJECT COST:

\$16,000,000

OWNER:

TBD

ADDRESS:

Erie Street
Amsterdam, NY

STATUS:

The project is in the planning stages and discussing options with private companies.

PROJECT REFERENCED IN:

Amsterdam Opportunity Analysis
District Revitalization Strategy



16. COMMUNITY CENTER & CITY RECREATION CENTER COMPLEX



This complex will consist of outdoor space including a playground, a basketball court, and a skatepark as well as two separate buildings – a Recreation Facility and a Community Center. The Community Center will serve as a communal hub for arts, education, and recreation activities building there will be a computer lab, an art gallery, a shared kitchen, and space for a variety of community activities including music, reading, tutoring, watching movies, dancing, aerobics, painting, photography, and more.

Over the past seven years, the City of Amsterdam has been strategizing and planning for a 75,000 square foot Recreation Center, which will fit perfectly into this proposed complex. The facility will be the largest of its kind from New York City to Utica. The facility will house four basketball courts, a 220-meter track and a 30 x 70-yard turf field. The domed sports complex will serve as host to any sport imaginable as well as conferences and conventions. Daily use will consist of basketball, football, baseball, tennis, indoor track, soccer, pickle ball, marching band practices and summer camp. It will also provide a much-needed indoor event venue. A facility of this type will not only serve residents, it will also drive tourism to Amsterdam's Downtown. The combination of local and area residents, along with visitors who will travel to Amsterdam for indoor track meets, AAU Basketball Tournaments, Soccer Matches, Volleyball Tournaments, and more, will bring thousands of people and related economic spending right to Amsterdam's downtown area.

- The Recreation Facility will alleviate the overcrowding that now exists within the Greater Amsterdam School District gymnasiums.
- Land is already owned by the City of Amsterdam and Centro Civico
- Building for Community Center already owned by Centro Civico
- Brand new outdoor amenities - playground, skatepark, and basketball courts - already on site.
- Partnership and shared resources between the city and Centro Civico, an important community anchor
- Ideal, walkable location in downtown Amsterdam
- Accessibility for low income areas and underprivileged youth
- Provides activities and programming for both adults and youth
- Great location – less than a mile from NYS Thruway, NYS Route 5, NYS Route 30, NYS Route 67, and proposed multi-modal transit station
- Adjacent to other recreational amenities including the Mohawk River, Riverlink Park, Downtown Amsterdam and the Mohawk Valley Gateway Overlook
- Will bring thousands of visitors to Amsterdam's downtown

PROJECT COST:

\$5,000,000

OWNER:

Centro Civico
City of Amsterdam

ADDRESS:

143 E Main Street
Amsterdam, NY

STATUS:

Plans and cost estimates have been generated for the Recreation Center project, and costs have been generated for the Community Center portion.

PROJECT REFERENCED IN:

Amsterdam Opportunity Analysis
Comprehensive Plan



17. MAIN STREET PARKING GARAGE



The City of Amsterdam will be creating a parking garage, located on East Main Street for the Community and Recreation Center. The City is envisioning a two to three story parking garage that can offset parking when the old and deteriorating existing parking structure by the Riverfront Center is taken down. This parking structure will also provide necessary parking for the downtown area when the Community Center and Recreation Facility Complex project is developed across the street.

- The structure could accommodate 100-200 cars
- Will be in close proximity to the Recreation and Community anchor of activity, which will need substantial amount of parking
- Will be located close to additional downtown amenities and resources
- The need for parking throughout Amsterdam's downtown areas is indicative of the revitalization progress being made

PROJECT COST:

\$2,000,000

OWNER:

Cranesville Block

ADDRESS:

129 E Main Street
Amsterdam, NY

STATUS:

The project is in the planning phase in anticipation of the City's community and rec center

PROJECT REFERENCED IN:

Amsterdam Opportunity Analysis
Waterfront Heritage Area BOA

